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AM 2009-118

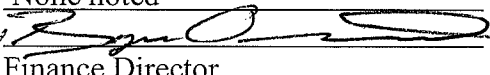
A PUBLIC HEARING TO CONSIDER THE AMENDED FINAL PLAT FOR SANDSTONE RIDGE ESTATES


Agenda Date: December 8, 2009

Attachments:

- a. PCR-2009-027C
- b. Resolution
- c. Ordinance
- d. Vicinity map
- e. Originally Approved Final Plat Recorded 07/02/07
- f. Proposed Amended Final Plat

Fiscal Note: None noted

Interim 
Finance Director

Submitted by: Jennifer Simmons 
Planning Director

Approved for Presentation: 
Town Administrator

AV Use Anticipated Projector x Laptop

Certification of Board Approval:

Town Clerk

Date

Summary Statement:

An application for an amended final plat of approximately 36 acres and 66 lots has been received.

Detail of Issue/Request:

Applicant/Owner: Dillon Family, L.L.C.
Jack Dillon
138 S Downing St..
Denver, CO 80209

Location and Zoning: The project is located north of County Road 20, west of the West I-25 Frontage Road. The property is zoned R-1, Single family residential with a PUD overlay. There is a preliminary development plan approved for the property.

Surrounding Land Uses/Zoning:

North	Agricultural/Weld County Agricultural
South	Agricultural/Public and R-1 with a PUD overlay
East	Agricultural/Business/Light Industrial with a PUD overlay
West	Developing as single family residential/R-1 Single family residential

Discussion: The application for final plat on Sandstone Ridge Estates was initially filed in 2003. As the developer had discussions with different builders, the preliminary plan changed between having alleys and not having alleys. Ultimately, the plan without alleys prevailed and was submitted for final plat consideration. The original final plat was initially considered by the Planning Commission March 15, 2007. The Board of Trustees then approved it April 12, 2007. The approved plat was mistakenly recorded prior to a Memorandum of Agreement for Public Improvements (MOAPI) had been agreed to. The Board passed Resolution 07R82 voiding the filing of the plat. Without the MOAPI being completed, the final plat was not considered to be complete.

Outlot K of the original plat was intended to be deeded to the Rinn Methodist Church. Discussions between the Sandstone Ridge Estates property owner and the Church failed to yield an agreement for transferring the property. Meanwhile, the property owner began processing an application for the subdivision of the business park east of the property. In an effort to finalize the Estates portion of the property, the property owner has determined it to be in his best interest to remove the original Outlot K from the plat, take the revised plat through the hearing process, and complete the process of establishing the final plat for the residential portion of the property. Outlot K, in the original plat, was not intended to provide open space for the subdivision so removal of it does not affect open space calculations. The plat remains essentially the same, with a minor change to the northwest portion of the property in designating an access easement (a new Outlot K) to Outlot J. Outlot J will be used for RV and accessory vehicle storage for property owners within the subdivision, as identified in the preliminary development plan which was approved by the Board of Trustees June 9, 2009.

Review Criteria:

The review criteria for a final plat follow.

- (1) The final plat conforms to the approved preliminary plat and incorporates recommended changes, modifications and conditions attached to the approval of the preliminary plat unless otherwise approved by the Board of Trustees.

Conditions 2, 3, and 5 of Resolution 02R051 discuss requirements for the roadways in this subdivision. These conditions must be satisfied with construction documents following approval of the final plat. All other conditions related to this application have been addressed.

- (2) The development will substantially comply with the Community Design Principles and Development Standards as set forth in Article 2 of this Code.

The proposed final plat complies with the Community Design Principles and Development Standards set forth in Article 2 of the Frederick Land Use Code. Utility and transportation facilities are adequate for the development and meet the Code requirements.

(3) All applicable technical standards have been met.

All applicable technical standards that have been met.

Public Notice:

This project was properly noticed according to the requirements of Section 4.7(b)10 of the Frederick Land Use Code.

Planning Commission:

The Planning Commission considered this request on November 17, 2009 and unanimously approved Planning Commission Resolution 2009-27C recommending conditional approval of the amended final plat. A question was raised about emergency access and the applicant pointed out that an emergency access west of the access from Bella Rosa Parkway/CR20 was required by the Fire District. The emergency access is 20' feet wide and is labeled as an emergency access on the plat.

Legal/Political Considerations:

Not Applicable.

Alternatives/Options:

The Board of Trustees may choose to approve the final plat, deny the final plat, or approve the final plat with conditions.

Financial Considerations:

Not Applicable.

Staff Recommendation:

Staff recommends approval of the final plat with the conditions as outlined in the proposed resolution and ordinance.